

MARY KAY SIGATY, * BEFORE THE
COUNCILPERSON, PETITIONER * PLANNING BOARD OF
ZRA-83 * HOWARD COUNTY, MARYLAND

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MOTION: *To recommend denial of the proposal to amend Section 100.E. of the Zoning Regulations to create a grandfathering clause that would require cases that are under judicial review to be subject to Zoning Regulation changes for all pending and future proceedings and action of any Board, Hearing Examiner or agency empowered to decide applications under the Zoning Regulations.*

ACTION: *Recommended denial; Vote 4 to 0.*

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RECOMMENDATION

On April 17, 2007 and May 24, 2007, with the record left open for written comments until June 1st, 2007, the Planning Board (Board) of Howard County, Maryland, considered the petition of Mary Kay Sigaty, Councilperson, (Petitioner) for an amendment to the Zoning Regulations to create a grandfathering clause that would require cases that are under judicial review to be subject to Zoning Regulation Amendments (ZRA) and changes for all pending and future proceedings and action of any Howard County Board, Hearing Examiner or agency empowered to decide applications under the Zoning Regulations.

The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, (Staff Report) were presented to the Board for its consideration. The Department of Planning and Zoning (DPZ) recommended that the Petitioner's request be denied because care must be exercised in balancing the desire to strengthen the requirements for future development with equity for development proposals initiated; the amendment would be a significant departure from past Howard County grandfathering practices, as well as those of surrounding jurisdictions; and it would apply to any development proposal that has been appealed thereby having far reaching consequences that could place any development proposal in jeopardy by a single appellant, regardless of the appeal's merits. (Staff Report, pages 3-4).

Petitioners Request

Petitioner's proposal seeks to clarify an area that she contends is silent in the zoning

1 regulations. More specifically, Petitioner proposes including specific language that cases and
2 applications for approval of subdivision or SDP plans that are undergoing judicial review either by a
3 timely appeal or petition are considered "pending" for the purpose of applying newly adopted zoning
4 regulations. This would apply to an appealed Decision and Order. Pursuant to section 100.E.3.b. the
5 addition of this language would also clarify that a "technically complete" subdivision or site
6 development plan would also require exhaustion of timely appeals or petitions for judicial review
7 before the project could be grandfathered under the previous zoning regulations and not subject to
8 the newly adopted regulations. Petitioner explained that this clarification is necessary to assure the
9 public that the administrative and judicial appeals process at every stage of the development
10 approval process, as allowed by the zoning regulations, had been exhausted before it is allowed to
11 proceed or be grandfathered in under prior regulations. Petitioner essentially seeks to clarify when a
12 project is deemed "pending" to include those that are undergoing judicial review.

13 The Petitioner stated the amendment is in harmony with the 2000 Howard County General
14 Plan (General Plan) Policy 5.20, "Improve communication between citizens and County agencies
15 and encourage active, sustained public participation". Specifically, she stated that the amendment
16 serves the public interest by allowing and encouraging full public participation in the early stages
17 with the County and developer would result in fewer appeals. She did not believe that this legislation
18 hindered the business community but in fact sent the message that citizens want to be heard and
19 work cooperatively with the County and business community in land use decisions. The Petitioner
20 reiterated that it is important to government and the community that projects moving forward are
21 actually completed and settle before they are no longer considered "pending".

22 Petitioner also noted in her petition additional reasons for this legislation: "to ensure that
23 future development projects adhere to new regulations which seek to protect the public good by
24 incorporating creative, acceptable urban design efforts for future development" and to improve the
25 complicated and multi-layered development process "to ensure residents of the County are provided
26 with high quality developments that have a minimal impact on citizens." (Staff report, page 1) She
27 pointed out in her testimony that the community has great interest in achieving the most appropriate
28 future redevelopment of downtown Columbia, and more specifically, minimizing the impact of the
29 approved site development plan (SDP) (on appeal) and issuance of building permits for the 22 story
30 WCI Plaza Tower project (Plaza Tower) on the 30 year Columbia Master Plan (Master Plan)
31 currently being drafted. Petitioner believes that despite the Plaza Tower being "technically

1 complete” and therefore not “pending” under the current regulations, the fact that the SDP approval
2 was properly appealed and is currently under judicial review it should be considered “pending”
3 because the administrative and judicial process has not been completed. Nonetheless, Petitioner
4 asserted that application of this proposed legislation to the Plaza Tower is not truly retroactive but
5 consistent with the zoning regulations and Maryland law because their rights have not vested. (Refer
6 to Planning Board Recommendation on Petitioner’s companion legislation, ZRA 79)

7 **Citizen Testimony**

8 The Board received both extensive written and oral testimony via the public meeting process
9 held on April 17 and May 24, 2007. There were 111 individuals representing themselves or on
10 behalf of businesses or community organizations who signed in to give oral testimony over the two
11 dates. (See attached Public Testimony List) To further encourage public participation and provide
12 ample opportunity to comment, the Board kept the record open until June 1, 2007. The oral and
13 written testimony was comprised of citizens from within and outside the County, business leaders,
14 community leaders, contract purchasers for the Plaza Tower, citizens who were downsizing or
15 retiring or returning to the area, elected public officials, and attorneys for interested parties.

16 **Proponent’s Testimony**

17 Almost every proponent testifying in support of ZRA-83 also supported ZRA-79 and seemed
18 to indicate at least one common reason for their support for the proposed legislation and the
19 companion legislation ZRA-79: to halt the construction of the 22 story Plaza Tower. The reasons
20 were, however, varied. Many stated that both pieces of legislation will accomplish many positive
21 results: inclusion of the Plaza Tower in the Master Planning process; strengthen the people’s voice
22 and participation in the approval and administrative/judicial appeals review processes; improve the
23 development process to include matters under judicial review; allow implementation of ZRA-79, if it
24 is ultimately adopted; and provide additional leverage and incentive for the Plaza Tower developer
25 and concerned citizen and community leaders to reach an amicable resolution including possible
26 relocation of the tower to another, more appropriate locations.

27 Numerous proponents fully agreed with the Petitioner’s belief that this legislation will
28 not have an illegal impact on the business community or the Plaza Tower project because the
29 developer’s rights had not vested and they would be bound by any zoning amendment changes
30 before that time.

31 Several proponents rejected the argument that ZRA-83 would harm Howard County’s

1 business and development and economic climate in any way. They asserted that the County's
2 location and economic diversity and strength would overcome any reluctance of the outside business
3 community to continue to seek to do business in Howard County. Some commented that this
4 legislation honors a pre-election campaign promise to address citizen concern that the downtown
5 development be in accordance with the Master Plan and reflect the need to have more community
6 input in the zoning process which some considered flawed.

7 **Opponent's Testimony**

8 Numerous individuals, business owners, and business community members testified in
9 opposition to ZRA-83. There were several common themes that reoccurred in virtually every
10 opponent's testimony: fairness, procedural reliability, predictability, consistency; and implications
11 on future economic growth.

12 With respect to fairness, repeated testimony highlighted the punitive purpose of ZRA-83 as
13 being proposed solely for the purpose of reducing the Plaza Tower's height even after they had
14 followed all the approval requirements clearly stated in the New Town regulations which they
15 believe is a very public, open and participatory process. Many asserted this was changing the rules in
16 "mid-stream" and is inherently unjust. Furthermore they stated that it is not a good planning tool and
17 introduces an unacceptable degree of uncertainty and unreliability, limits consistency and
18 undermines public confidence in a governmental process.

19 Opponents repeatedly stated that a government's processes, outcomes and its past practices
20 and policy decisions in implementing the zoning regulations should be the benchmark of good
21 planning and decision making. It should not be subjected, according to opponents, to the whims of
22 politicians, the influence of a powerful minority nor should legislative authority be a tool used to
23 address a single project or unpopular decision made pursuant to the established rules and procedures
24 set out in the zoning regulations. Many pointed out that the legislative process should not be used to
25 usurp or subvert the established administrative judicial processes. Opponents predicted the chilling
26 effect the grandfathering legislation would have on future economic development because it crosses
27 all land use zones. They foresaw the reluctance of business to locate into or expend in the County
28 because there would be no assurance that a single appellant could not stall their project. Their project
29 would be subject to a potential regulatory change even after considerable financial investment and
30 expert preparation time had been devoted in order to comply with the zoning regulations' many
31 approval stages. Numerous business leaders testified that the cost of both the threat of ambiguity and

1 of a project actually being revoked after-the-fact would introduce greater risk into financial
2 institutions' decisions to commit funding which would ultimately drive up costs to the borrowing
3 firm and eventual consumer. Others spoke how ZRA-83's retroactive regulatory changes would
4 sacrifice predictability leading to a competitive disadvantage that other jurisdictions do not have and
5 would gladly exploit in their efforts to secure economic development away from Howard County.

6 Additional opponent arguments included that the grandfathering legislation is the result of
7 fear of change and growth and its motivation was self-interest and not community need. Also
8 testifying were individuals who would be personally affected by the grandfathering legislation
9 because they have reservations to purchase condominium units in the Plaza Tower.

10 **Planning Board Discussion and Supporting Rationale**

11 The Board reviewed and evaluated the petition, testimony and the DPZ staff report. During
12 its work session, the Board discussed the arguments for and against ZRA-83 and unanimously agrees
13 with the DPZ recommendation to DENY ZRA-83. The Board concurs with the rationale provided in
14 the DPZ staff report as the basis for denial and further provides additional rationale as the basis for
15 this recommendation of DENIAL as follows:

16 First, the Board evaluated what the current development approval process, in place for all
17 zones, included. The Board concluded that the development process and in particular in the New
18 Town zone is extensive, complete and designed to and does in fact ensure orderly, well planned
19 development. Each stage serves a different and specialized focus so that projects do not move on to
20 the next stage without fulfilling the requirements of the previous stage. The time and cost required to
21 move to the next stage can be significant; it allows sufficient time and opportunity for public
22 participation, including the administrative appeals process. The Board concluded that any project
23 that proceeds while under appeal and judicial review does so at their own peril because the risk of a
24 contrary judicial decision could require changes and eventual costs that would significantly alter the
25 project. The inclusion of the term "judicial review" is not needed to correct a perceived flaw in the
26 zoning regulation which the Board determined did not effectively exist prior to the SDP approval of
27 the Plaza Tower project.

28 Second, the Board concluded that instituting the changes to the grandfathering procedures
29 and policy would introduce uncertainty and inconsistency in the zoning regulations and approval
30 process and would impact the County's ability to attract, retain, and support economic development.
31 The resources required to develop a project (surveying, studies, design work, etc.), the time it takes

1 to move through the various stages of the approval process, and the dollars required to change the
2 project to reflect governmental and community input are substantial. To open up a project to
3 potentially more changes and costs after citizen input was already required would reduce confidence
4 in the development process without increasing benefits to the community.

5 Third, the Board determined that the existing approval process is both lengthy, dependent
6 upon fact and requires the opportunity for citizen involvement in the early stages. This opportunity is
7 offered to allow for the timely and reduced cost changes of projects. It requires pre-submission
8 community meetings to identify concerns that the government and the various Boards will consider
9 in rendering decisions. The process allows for the various boards to approve, reject or modify a
10 project's plans. This is where citizen involvement will do its most good. The Board also underscored
11 the continuing issue with how a party's status is defined could further complicate this legislation if it
12 permits too wide or narrow a definition.

13 Fourth, the Board determined that ZRA-83 is not in harmony with the 2000 Howard County
14 General Plan. With respect to Policy 5.20, that policy is clearly intended to encourage public
15 participation in and widen representation on community planning teams, to offer assistance to local
16 community groups to develop self-directed community enhancement initiatives and to monitor
17 implementation of Community Master Plans. It is not referencing increase citizen involvement in
18 stages beyond those already established in the regulations for the purpose of shaping vision and
19 outcome.

20 Fifth, the Board strongly rebuts the petitioner's claim that allowing the current
21 grandfathering practices to be eliminated benefits an open communication process. Instead, the
22 Board notes that the General Plan (pg 244) clearly calls for citizen participation at earlier junctions
23 in order to influence land use decisions. The General Plan states that once fundamental decisions are
24 made there is relatively little latitude for making land use and design changes on specific
25 development projects. The limited opportunity to influence projects that are being developed in
26 accordance with County regulations can be very frustrating to citizens, especially if they did not
27 participate in the earlier stages. Therefore, the General Plan calls specifically for the necessity of
28 significantly expanding opportunities for citizens to participate in the early stages of the County's
29 planning and decision-making process. The Board believes that the General Plan summarily prefers
30 earlier intervention in projects rather than the 11th hour as this amendment would permit.

31 Sixth, allowing projects under appeal to be subject to new regulations encourages frivolous

1 appeals in the hope that it would be possible to get sympathetic legislation passed while the appeal
2 process is underway. The Board recognized that either side may seek this strategy. On the flip side, a
3 citizen's group may consider its victory safeguarded when the developer appeals and simultaneously
4 seeks adoption of sympathetic regulation. The Board recognized the ease by which proposed
5 regulatory changes are often missed by the public at large and are generally unnoticed by specific-
6 issue citizen groups. Once the appeal is completed regardless of outcome, the new pro-developer
7 regulations could apply and the citizens groups would have no redress. The chance to have
8 sympathetic legislation adopted increases during times of massive regulatory reviews,
9 Comprehensive Zoning or as simply during citizen "busy times". ZRA-83 would require the constant
10 effort to review pending legislation before the Board and the County Council. Not considering who
11 might benefit from the new regulations, this scenario convey show easily the process can be
12 manipulated if watchfulness slips.

13 Seventh, the Board believes it to be fundamentally unfair to apply new requirements to a
14 project after it has received approvals and has proceeded beyond the Comprehensive Sketch Plan or
15 Sketch Plan phases. No testimony was provided nor could be recalled of instances where existing
16 grandfathering practices resulted in a detriment to the public's welfare or safety.


17 Eight, the Board concluded that ZRA-83 would require exceptions to be continually added to
18 the regulations creating a management oversight burden and monitoring requirement that is not
19 presently needed.


20 **Planning Board Decision**

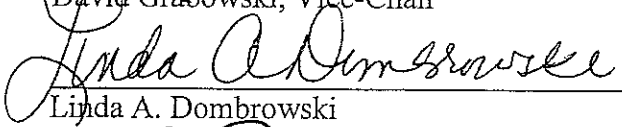
21 Mr. David Grabowski made a motion to DENY the petition in accordance with the
22 recommendation of the DPZ Technical Staff Report. Mr. Rosenbaum seconded the motion. The
23 motion for denial of the petition in accordance with the recommendation of the DPZ Technical Staff
24 Report passed by a vote of 4 to 0.


25 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 19th
26 day of July, 2007, recommends that the Petitioner's request to amend Section 100.E. of the Zoning
27 Regulations to create a grandfathering clause that would require cases that are under judicial review
28 to be subject to Zoning Regulation changes for all pending and future proceedings and action of any
29 Board, Hearing Examiner, or agency empowered to decide applications under the Zoning
30 Regulations, be DENIED.

HOWARD COUNTY PLANNING BOARD



Tammy J. Citaramanis, Chairman


David Grabowski, Vice-Chair

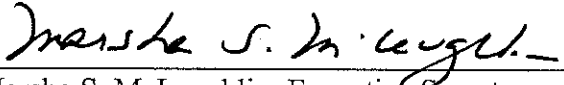

Linda A. Dombrowski


Gary Rosenbaum

ABSENT


Ramsey Alexander

ATTEST:


Marsha S. McLaughlin, Executive Secretary

Public Testimony List
Planning Board Meeting on ZRA 79 and ZRA 83
April 17 and May 24, 2007

	First	Last	Address	City	State	Zip	Support	Oppose	Signed Up but did not speak	Speaking For	Written Testimony	Code Time to
1	Sharonlee	Vogel	10386 Green Mountain Circle	Columbia	MD	21044		x			x	
2	Del	Karl-Fonta	3806 Plum Meadow Drive	Ellicott City	MD	21042		x		Chamber of Commerce	x	
3	Steven	Sachs	10612 Hillingdon Road	Woodstock	MD	21163		x			x	
4	Sherman	Howell	11370 Heatherloe Lane	Columbia	MD	21044		x		African American Coalition	x	
5	Mary Ann	Scully	13975 Roven Hill Road	West Friendship	MD	21794		x			x	
6	Joan	Abdallah	4564 Kingscup Court	Ellicott City	MD	21042		x			x	
7	Tim	Sosinski	11795 Braedon Wood Road	Clarksville	MD	21029		x			x	
8	Michael	Davis	10323 Wilde Lake Terrace	Columbia	MD	21041		x		Bring Back the Vision	x	
9	Joanne	Davis	10323 Wilde Lake Terrace	Columbia	MD	21044		x		Bring Back the Vision	x	
10	Paul	Skalny	10211 Wincopin Circle, #600	Columbia	MD	21042		x			x	
11	Gregory	Lane	8509 Union Mills Court	Ellicott City	MD	21043		x			x	
12	Malynda	Madzel	10001 Windstream Drive, Ste 201	Columbia	MD	21044		x		Business Alliance of Ho Co Chamber	x	
13	Brian	England	11915 Gold Needle Way	Columbia	MD	21044	x				x	
14	Gordon	Mumpower	12214 Sleepy Horse Lane	Columbia	MD	21044		x		HC Chamber	x	
15	Stephen	Meskin	5626 Vantage Point Road	Columbia	MD	21044	x					
16	Laura	Waters	5014 Round Tower Place	Columbia	MD	21044						
17	Earl	Armiger	11130 Homewood Road	Ellicott City	MD	21042		x		HCCC	x	
18	George	Ford	10722 Autumn Splendor Dr	Columbia	MD	21044					#35 - Bobo	
19	Gary	Kaufman	10203 Castlehill Court	Ellicott City	MD	21042		x		Residents/Business Community	x	
20	Beverly	Schnetzler	5671 Vantage Point Road	Columbia	MD	21044	x					
21	Douglas	Godine						x		General Growth Properties	x	
22	Tom	Ballentine	1502 Woodlawn Drive	Baltimore	MD	21207		x		Homebuilders of MD	x	
23	Barbara	Lawson	10474 Gray Owl Garth	Columbia	MD			x				
24	Lin	Eagan	11309 Ridemark Row	Columbia	MD	21044		x			x	
25	Emily	Lincoln	10327 Wilde Lake Terrace	Columbia	MD			x			x	petition
26	Louis	Toler	7421 Swan Point Way	Columbia	MD	21045		x			x	
27	Marvin	Lawson	12118 Blue Flag Way	Columbia	MD	21044	x					
28	MISSING											
29	Todd	Brown	7200 Wisconsin Ave	Bethesda	MD	20814		x		Linowes & Blocher/ GGP/HRD	x	
30	Dave	Leonard	6098 Covington Road	Columbia	MD	21044				Alliance for a Better Columbia	x	
31	Alex	Hekernian	9572 Basket Ring Road	Columbia	MD	21045	x					
32	Barbara	Wright	5681 Thicket Lane	Columbia	MD	21044	x					#18 - Ford
33	Charles	Scott	5681 Thicket Lane	Columbia	MD	21044	x					
34	John David	Smith	5030 Round Tower Place	Columbia	MD	21044	x					
35	Elizabeth	Bobo	5561 Suffield Court	Columbia	MD	21044	x					
36	Rebecca	Johnson	11129 Wood Elms Way	Columbia	MD	21044	x					
37	Russell	Swatek	8141 Tamar Drive	Columbia	MD	21045	x			Harpers Choice Village Bd	x	
38	Regina	Holt	6331 Wimbeldon Court	Elkridge	MD	21075	x					
39	Michael	Berla	10413 Green Mountain Circle	Columbia	MD	21044						
40	MISSING											
41	Lloyd	Knowles	5561 Suffield Court	Columbia	MD	21044	x					
42	Rich	Ohnmacht	2941 Excelsior Springs Court	Ellicott City	MD	21042		x			x	

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43	Thomas	Scott	Columbia	MD	21044	x			Bridget Mugane		#60 - Mugane
44	Alan	Coltri	Columbia	MD	21045	x					
45	David	Glaser	Columbia	MD	21044	x					
46	Jeff	Cooper	Clarksville	MD			x				#68 - Sang Oh
47	Rebecca	Fehrs	Columbia	MD	21044		x				#65 - Richard Talkin
48	Melanie	Moser	Baltimore	MD	21210		x			x	
49	Eileen	Tucker	Silver Spring	MD	20910		x				#65 - Richard Talkin
50	Mary Ann	Rew	Reisterstown	MD	21136						#68 - Sang Oh
51	Alain	Sellern	Reisterstown	MD	21136						#68 - Sang Oh
52	Bill	Rowe	Columbia	MD	21044		x				#65 - Richard Talkin
53	Margaret	Hackbarth	Columbia	MD	21044		x				#65 - Richard Talkin
54	Stephen	Brown-Pearm	Columbia	MD	21044		x				
55	Christine	Crandall	Columbia	MD	21045	x				x	
Beginning of Public Testimony on May 24, 2007											
56	Ann	Wing	Columbia	MD	21045	x					
57	Tom	Wing	Columbia	MD	21045	x		x			
58	Sally Ann	Cooper	Columbia	MD	21044			x			#56 - Ann Wing
59	H. Jean	Thiebaut	Columbia	MD	21044	x					
60	Bridget	Mugane	Columbia	MD	21045	x		x			Time from #40 & #43
61	Barbara	Glick	Columbia	MD	21044		x				
62	George	Barker	Columbia	MD	21044		x				
63	MISSING										
64	Jud	Malone	Columbia	MD	21044						
65	Richard	Talkin	Ellicott City	MD	21042		x		Howard County Tomorrow	x	
66	Frank	Martin	Ellicott City	MD	21042		x		WCI		Time from #47, 49, 52, 53
67	Joel	Broida	Columbia	MD	21044	x		x			
68	Sang	Oh	Ellicott City	MD	21042						#70 - Alec Adams
69	Jeff	Lastner	Ellicott City	MD	21044		x				Time from #46, 50, 51, 69
70	Alec	Adams	Ellicott City	MD	21042		x				#68 - Sang Oh
71	Ursula	Kondo	Columbia	MD	21044	x					Time from #67, 79
72	Scott	Nicholson	Columbia	MD	21044	x					
73	Ray	Donaldson	Columbia	MD	21044		x		The Columbia Bank	x	
74	Bob	Jeffrey	Fulton	MD	20759	x				x	
75	Hank	Eigles	Columbia	MD	21044		x	x		x	
76	John	McGonigal	Columbia	MD	21044	x				x	
77	Joanne	Stolle	Columbia	MD	21044		x	x			
78	Jacqueline	Maier Rose	Columbia	MD	21044	x					
79	Gail	Broida	Columbia	MD	21044	x					
80	Angela	Beltram	Columbia	MD	21044	x					
81	Carl	Gutschick	Ellicott City	MD	21042		x			x	#70 Alec Adams
82	Cynthia	Coyle	Burtonsville	MD	20866			x			
83	Phillip	Kirsch	Columbia	MD	21044	x					Time from #88
84	Duane	Carey	Columbia	MD	21045		x				
85	Michael	Cox	Columbia	MD	21046		x			x	
86	Mary	Pivar	Columbia	MD	21045	x		x		x	

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87 Ron	Meliker	10146 Maxine Square	Ellicott City	MD	21042		x			x	
88 Gary	Coyle	11204 Silver Tree Place	Columbia	MD	21044	x					#82 Cindy Coyle
89 Charles	McMahon	10275 Little Patuxent Parkway	Columbia	MD	21044		x		GGP		#95 - Charles McMahon
90 Caroline	Sherman	6030 Watch Chain Way	Columbia	MD	21044		x			x	
91 Dennis	Lane	8144 Winding Ross Way	Ellicott City	MD	21043		x		Emerson Holdings, LLC	x	
92 MISSING											
93 Ann	Ivester	10315 Wilde Lake Terrace	Columbia	MD	21044		x			x	
94 David	Yungmann	14750 Addison Way	Woodbine	MD	21797		x			x	
95 Mark	Thompson	4250 Blue Barrow Ride	Ellicott City	MD	21042		x		GGP	x	Time from #89
96 Paul	Kraft	2212 Siena Way	Woodstock	MD	21163		x		Clydes of Columbia	x	
97 Mark	Bishoff	10331 Wilde Lake Terrace	Columbia	MD	21044		x				
98 David	Barrett	5038 Stevens Forest Road #222	Columbia	MD	21045		x			x	
99 Cole	Schnorf	4612 Willowgrove Drive	Ellicott City	MD	21042		x			x	
100 David	Lynch	6329 Sea Way Drive	Columbia	MD			x			x	
101 Stuart	Chandler	8922 Rosewood Way	Jessup	MD	20794		x			x	
102 Rakesh	Patel	10420 Swift Stream Place, Apt. 110	Columbia	MD	21044		x			x	
103 MISSING											
104 Linda	Odum	10129 Hyla Brook	Columbia	MD	21044		x			x	
105 Ron	Brasher	5560 Sterrett Place, Ste. 300	Columbia	MD	21044		x				
106 Mark	Cissell	11813 Tall Timber Drive	Clarksville	MD	21029		x		Howard County Chamber	x	
107 Alan	Klein	11006 Wood Elves Way	Columbia	MD	21044	x			Coalition for Columbia's Downtown	x	Time from #82, 83, 88, 92
108 James	Lano	10275 Little Patuxent Parkway	Columbia	MD	21044		x		GGP	x	
109 David	Forester	11023 Thistle Brook Court	Columbia	MD	21044		x				
110 Alan	Deutch	6301 Bright Plume	Columbia	MD	21044		x			x	
111 Steve	Shipp	1211 Wincopin Circle	Columbia	MD	21044		x		Lennar	x	